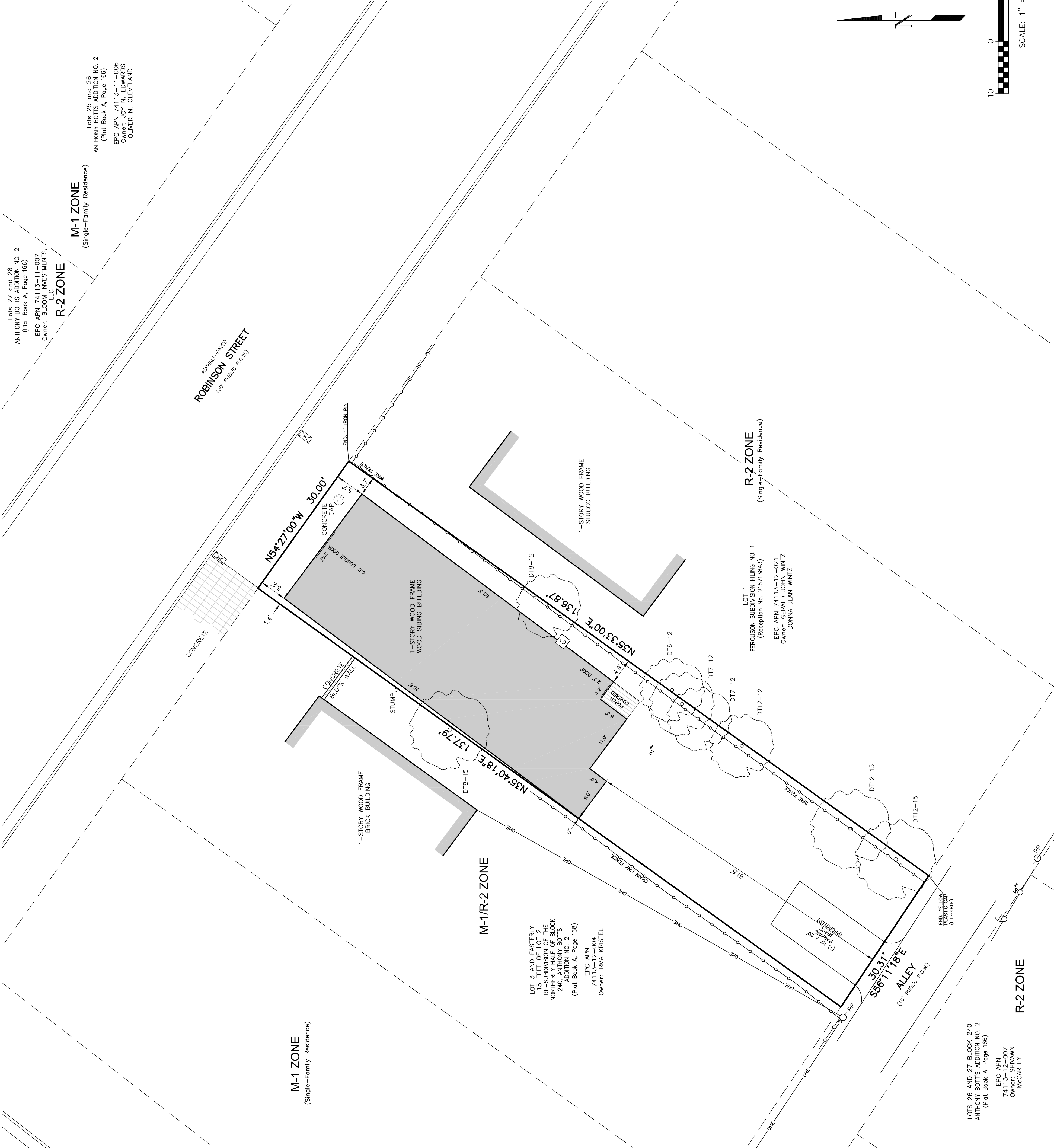


CONDITIONAL USE REQUEST RESIDENTIAL SITE PLAN

LOT 4, "RE-SUBDIVISION OF THE NORTHERLY HALF OF BLOCK 240 IN ANTHONY BOTTS ADDITION NO. 2 TO THE TOWN OF COLORADO CITY", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



Lots 27 and 28
ANTHONY BOTTS ADDITION NO. 2
(Plat Book A, Page 166)
EPC APN 74113-11-007
Owner: BLOOM INVESTMENTS, LLC

Lots 25 and 26
ANTHONY BOTTS ADDITION NO. 2
(Plat Book A, Page 166)
EPC APN 74113-11-006
Owner: JOY N. EDWARDS
OLIVER N. CLEVELAND

M-1 ZONE
(Single-Family Residence)

R-2 ZONE

LOT 3 AND EASTERLY RE-SUBDIVISION OF THE NORTHERLY HALF OF BLOCK 240, ANTHONY BOTTS ADDITION NO. 2 (Plat Book A, Page 168)
EPC APN 74113-12-004
Owner: IRMA KRISTEL

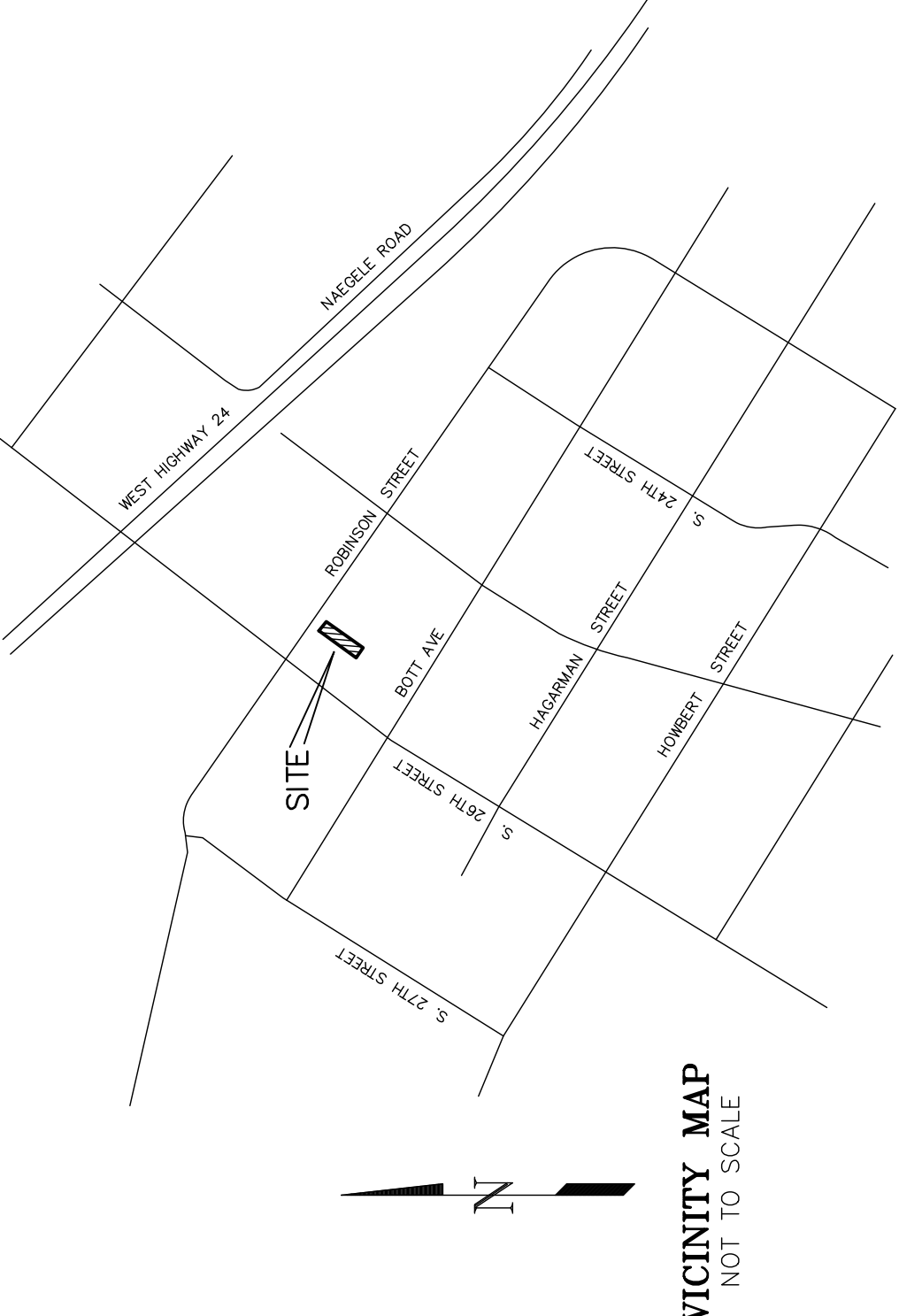
M-1/R-2 ZONE
(Single-Family Residence)

R-2 ZONE
(Single-Family Residence)

LOTS 26 AND 27, BLOCK 240 ANTHONY BOTTS ADDITION NO. 2 (Plat Book A, Page 166)
EPC APN 74113-12-007
Owner: SHIVAWN MCCARTHY

M-1 ZONE
(Single-Family Residence)

R-2 ZONE

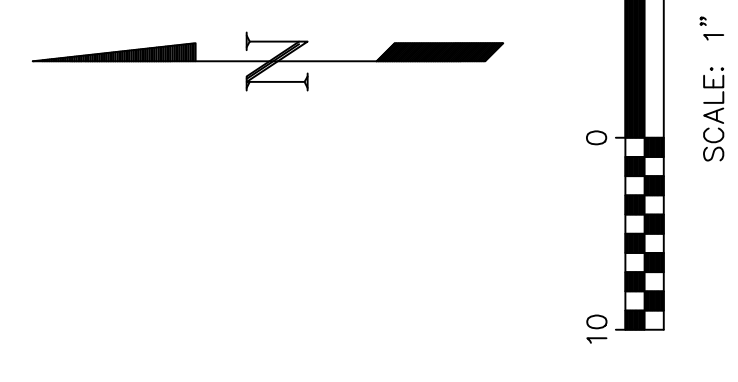
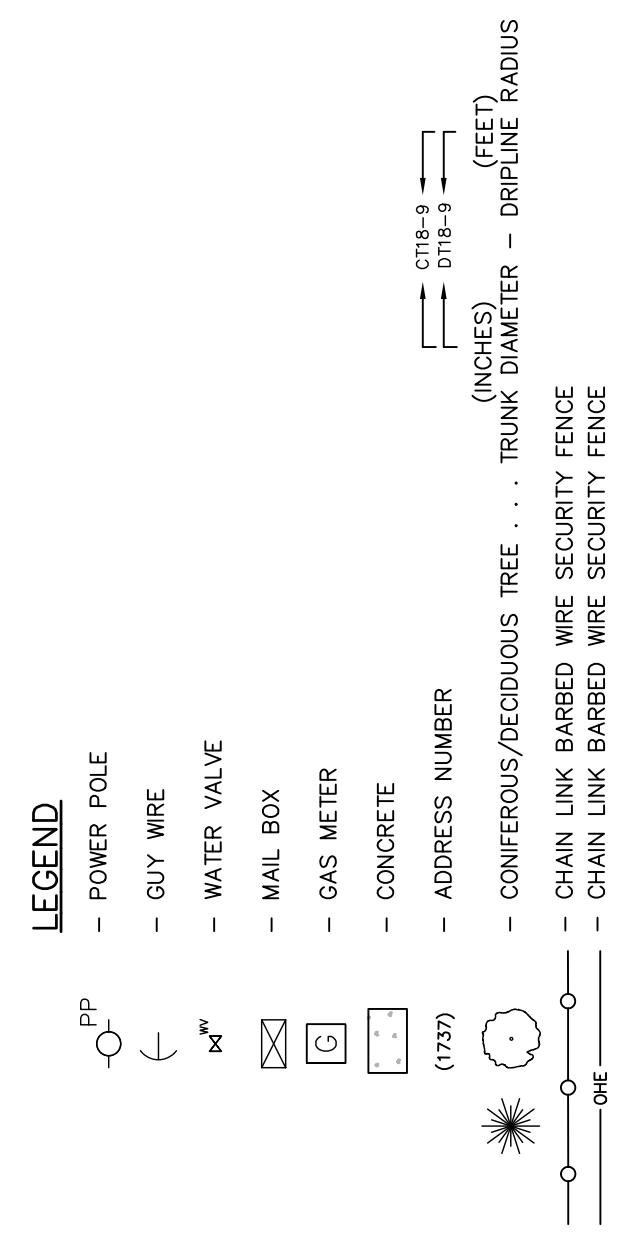


PROPERTY DESCRIPTION: 2523 Robinson Street
Lot 4, "RE-SUBDIVISION OF THE NORTHERLY HALF OF BLOCK 240 IN ANTHONY BOTTS ADDITION NO. 2 TO THE TOWN OF COLORADO CITY" (Plat Book A, Page 168, El Paso County, Colorado records), County of El Paso, State of Colorado;
Containing 0.095 acres (4,146 square feet), more or less.

DATA:
TAX SCHEDULE ID: 74113-12-016
PROPERTY ZONE: M-1 (LIGHT INDUSTRIAL) SPECIAL PURPOSE (CHURCH)
PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENTIAL
SETBACKS: FRONT = 20', REAR = 10', SIDE = N/A BUILT IN 1885
"GRANDFEATHERED POSITION"
MINIMUM LOT WIDTH: DETERMINED BY DEVELOPMENT STANDARD
LOT SIZE: 4,146 SQ. FT.
HOUSE ROOF PEAK HEIGHT: 26.0' (40.0' MAX. ALLOWED)
HOUSE SQ.FT. (INCLUDES COVERED PORCH/PATIO): 1,674 SQ. FT.
LOT COVERAGE: 40.4% (NO REQUIREMENT IN M-1 ZONE)

PROPERTY OWNER/APPLICANT:
Joshua S. Nelson
Shivawn McCarthy
2000 West
Colorado Springs, CO 80904
(301) 606-8267

CONSULTANT: LAND DEVELOPMENT CONSULTANTS, INC., 3898 Matzeiland Road, C/S, CO 80909 (719) 528-6133



NOTE: FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 0804C026 F and 728 F, effective dates March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (Area determined to be out of the 500 year flood plain).



No.	Description	By	Date
1	CITY COMMENTS	DVH	07/05/17

H Scale: 1" = 10'
V Scale: N/A
Designed By: N/A
Drawn By: SLG
Checked By: DVH
Date: 04/27/17

3898 MAZEILAND ROAD · COLORADO SPRINGS, CO 80909
www.ldc-hc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848
PLANNING · SURVEYING
Land Consultants, Inc.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, T. 14 S., R. 67 W. OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Project No.: 17016
Street: 1 of 1

FIGURE 1

CITY FILE NO.: CPC CU 17-00077